

**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Tuesday, May 13, 2004, 8:00 p.m.
777 B Street, Hayward, CA 94541**

MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m., by Chairperson Zermeno and Deputy Director of Public Works/Engineering and Transportation Bauman, followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS: Bogue, Fraas, McKillop, Sacks, Thnay
CHAIRPERSON: Zermeno
Absent: COMMISSIONERS: One vacancy

Staff Members Present: Anderly, Bauman, Connelly, Fakhrai, Nelson, Reyes

General Public Present: None

PUBLIC COMMENTS

There were no Public Comments.

PUBLIC HEARINGS

**1. Review of The Recommended Five-Year Capital Improvement Program Covering
2004/2005 Through 2008/2009 For Conformity With The General Plan**

Chairperson Zermeno opened the Commission discussion noting that a general work session was previously held.

Deputy Director of Public Works/Engineering and Transportation Bauman made the presentation. He noted that most of the information was presented in a previous work session. He mentioned that copies of the Recommended Five Year Capital Improvement Program are in the Libraries, Clerk's Office, and Engineering and Transportation office for review.

The public hearing opened at 7:50

Chairperson Zermeno asked Commissioner Bogue to speak on his recommendation about A Street.

Commissioner Bogue commented on the realignment of a portion of A Street between Hesperian and Golf Course Road stating that there is no median that runs through it. This street is going to be a major street and a very fast road, and for safety reasons it would be important to have a median. He believes that in the future, it will be a major access to our industrial and commercial areas. The road is going to be compared to other roads and a median is appropriate for economic

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development and promoting the area. Section 4.18 of the General Plan under Business Climate says to place emphasis on major arterials, gateways to the cities, the downtown industrial area, landscaping maintenance and improvements, street cleaning, graffiti removal and enforcement of community preservation, building codes, zoning, and sign ordinances. Therefore, when you look at landscape, maintenance, and improvements it sounds like there should be a median. He would encourage including that as some sort of possibility in the future.

Deputy Director Bauman acknowledged this and said he would forward the request to the City Manager. He stated that this will be a road that provides access to our industrial area and we have a significant problem maintaining our medians at this time even in residential parts of the city and we have to make sure that we can maintain what we construct. In addition, this particular road and other roads that it connects to are basically industrial collectors that do not have a median and it is not presently to be designed with one, nor is there a right-of-way to accommodate one. He will pass on the comment but the project is not going to be designed with a median.

Commissioner Bogue said he understood these comments but when he looks at this stretch of the road it is abutting the former Festival Cinema site, a portion which is not even paved, as well as Sky West Golf Course. An additional 4 to 6 feet along the golf course could enhance the roadway and make it a safer road. He felt that with the reconfiguration of the Festival site it could be possible at this time.

Deputy Director Bauman clarified that there are sections along the access on West A Street that have medians. He was taking the question to refer to the entire length of the roadway, which has been studied previously. There is a 35% design for the entire project, however it does not include a median along the entire length.

Commissioner Bogue responded that Deputy Director Bauman wasn't mistaken. Commissioner Bogue confirmed that he was referring to a median along the entire roadway, but the part that is being discussed in this program is the section between Hesperian and Golf Course Road. Therefore, he was referring to the entire stretch of that portion at this time. He could see where the medians are laid out on this drawing but when you get to the curb on Golf Course Road it looks like it is about an 85 degree curve and there is no median, and that just highlights the situation he sees on appearance. This could promote the town and provide safety all at once.

Commission Sacks agreed with Commissioner Bogue's recommendation and stated that anything we can do to improve safety and enhance appearance is important on this. She stated that some point in the future we will have to help make a decision about what really is practical. She wants a statement to be made that they truly do want the median if it can be worked out in any way. On another issue, she was pleased that in the City Manager's information it stated that the pavement rehabilitation program in the City has not been too negatively impacted by the current economic situation, and further that we are continuing strongly in the direction regarding improvements to the public infrastructure. Those are just so key and so important that there are monies to continue those.

Commissioner Thnay echoed the sentiments of both Commissioners regarding A Street. If you



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drive on Whipple Road from the future Circuit City area towards Eden Landing it is always a sore point. The Union City portion of Whipple Road that you drive through when driving towards Target has a landscape median and you can see a big difference in terms of ambiance. We should not convey to people that when they are entering Hayward it is not as pedestrian friendly or that it is not as pretty as other cities. He knows that there are some project constraints, but he thinks that there is a way to accommodate this to set a higher standard. Pleasanton has medians on all collector streets which conveys a higher class ambiance. If Hayward starts building major roads without medians it seems to convey the lower standard.

In response to Commissioner Thnay's question, Deputy Director Bauman said that project #5877, Transportation System Management Project, is a financial resource used to address things that staff comes up with during the year regarding improving traffic. It is not a specific project but is used to develop projects during the year with minimal cost and to improve traffic circulation.

Commissioner Zerneño asked what happens to the Planning Commission recommendation from this point.

Planning Manager Anderly stated that this is a recommendation to the City Council to find that the Capital Improvement Program is consistent with the City's General Plan and if the Planning Commission wishes to attach a caveat to this recommendation then it is within their authority to do so.

Chairperson Zerneño asked the reason for demolishing the Festival Cinema.

Deputy Director Bauman stated that the Festival Cinema is on airport land. It is a lessee that has vacated the property. In the negotiations regarding the termination of that lease \$400,000 dollars was provided for the maintenance of the site during the time that it was vacated, as well as for the demolition of it so the site could be cleared to allow new development that would bring revenue to the airport.

Commissioner McKillop was pleased to see a number of programs and improvements were still viable given the grim economic situation that most municipalities in California are facing. She commended staff for a well done budget. She was also pleased that staff found money available to the city to utilize for capital projects. She suggested that staff should continue to find money wherever it is to bring to the city to continue these programs.

The public hearing closed at 7:50 p.m.

Commissioner McKillop moved, seconded by Commissioner Bogue with a friendly amendment, staff's recommendation of the CIP to the City Council.

Commissioner Bogue stated as a friendly amendment that a landscaped median should be

included in the West A Street alignment project for it to be in conformance with the intent of the General Plan.

Commissioner McKillop felt that the Planning Commission does not have the technical expertise to make that recommendation here without an evaluation by a professional and could not accept the friendly amendment.

Commissioner Bogue asked staff if their charge was to design the road or just simply recommend what was compatible with the General Plan.

Deputy Director of Public Works/Engineering and Transportation Bauman stated that the recommendation is just to make a determination that the overall Capital Improvement Program budget is consistent with the General Plan. The issues of individual projects are the responsibility of the City Council. He would pass on the recommendation to the City Manager. He reminded them that the remainder of the West A Street project is not fully funded. There is approximately \$20 million for a \$60 million project. Essentially, what is being constructed is just part of the project.

Commission Zermeno stated that this is a vision statement and the recommendation is that it be adopted, with a visual concept for a gateway to Hayward.

Commissioner Bogue made a **substitute motion**, seconded by Commissioner Sacks, stating that the Planning Commission recommends to City Council that the recommended Capital Improvement Program is consistent with the City's General Plan provided that the concept for realignment of A Street between Hesperian and Golf Course Road include a full landscape median through the end of the project point.

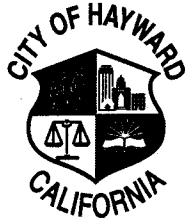
AYES:	Planning Commissioners Bogue, Sacks, Thnay, Chairperson Zermeno
NOES:	Fraas, McKillop
ABSENT:	One vacancy
ABSTAINED:	None

2. **Planned Development Application No. PL-2004-0246 - Gary R. Hansen (Applicant) / Walpert Association for the Retarded (Owner)** – Request to Change the Zoning From Medium Density Residential to Planned Development to Construct and Operate a Group Home Complex in Association with The Walpert Center For The Developmentally Disabled – The Project is Located at 1101 Walpert Street

Associate Planner Camire noted that the applicant requested a continuance to date uncertain.

3. **Variance No. PL-2004-0073 – Aaron & Denise Larson (Applicant/Owner)** – Request to Retain an 8-Foot Fence Along The Side and Rear Property Lines Where a Maximum of 6 Feet is Permitted – The Project is Located at 24099 Malibu Road

Associate Planner Emura noted that the applicant requested a continuance to May 27, 2004.



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4. Variance No. PL-2004-0079 – Signs Designs (Applicant) / Harman Management (Owner)
– Request to Install Two Logo Signs on The Roof of an Existing Fast Food Restaurant (KFC)
Where Roof Signs are Prohibited and Where The Height of The Signs Exceed 24" (48"
Proposed) – The Project is Located at 1299 W. Tennyson Road, at The Corner of Patrick
Avenue

Associate Planner Emura noted that the applicant requested a continuance to May 27, 2004.

ADDITIONAL MATTERS

5. Oral Report on Planning and Zoning Matters

Planning Manager Anderly asked the Commissioners to keep their calendars clear in June because there will be meetings on the 3rd, 10th and 24th. She mentioned that some big projects were coming up, such as Eden Housing, South Hayward and the B Street Theatre project, which will be ready to go at the beginning of July.

6. Commissioners' Announcements, Referrals

Commissioner McKillop announced that the Kids Breakfast Club will be having a fundraiser on June 13th at Neumanali. There will be an art show, silent auction, food and music. For further information, contact the Kids Breakfast Club.

Commissioner Sacks mentioned the Wednesday meetings at Little Fox in Redwood City have excellent speakers. They are on hiatus now and she will send information when they start up again. She also announced a May 28th workshop in Oakland on a Planning issue and to contact her if anyone is interested in attending.

Chairperson Zermeno distributed information on several Planning workshops and mentioned that the League of California is having its annual conference in Long Beach this September. He also mentioned that the Planning Commission Journal has an excellent newsletter on water this month.

Commissioner Sacks complimented staff on doing such a professional job and stated how impressed she is with everyone in spite of short staffs and budget issues. Chairperson Zermeno echoed those comments.

APPROVAL OF MINUTES

March 25, 2004 – APPROVED
April 22, 2004 – APPROVED

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ADJOURNMENT

The meeting was adjourned by Chairperson Zermeño at 8:03 p.m.

APPROVED:

Christopher Thnay, Secretary
Planning Commission

ATTEST:

Angelina Reyes, City Clerk